

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 HIGH STREET GUIDEPOST NORTHUMBERLAND NE62 5QY



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- GCH / DG
- EPC RATING E

Offers Over £80,000

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****SPACIOUS FAMILY LIVING****a three bedroom mid terrace house, ideally located for local amenities with excellent transport links making easy commute to the A1 making easy commute to Morpeth or Newcastle town centre with there abundance of shops bars and restaurants. Being sold with no ONWARD CHAIN, benefits from gas central heating and double glazing. Comprises entrance lobby, hall, spacious lounge with the original style fire surround with cast iron inset and tiled hearth, dining room, downstairs wc, fitted kitchen, spacious first floor landing, three bedrooms and bathroom.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a solid wood door, laminate flooring.

HALL

Laminate flooring, radiator.



LOUNGE

13' x 12'10 (3.96m x 3.91m)

Double glazed window, radiator, period style fire surround with cast iron inset and tiled hearth.



DINING ROOM

11'2 x 11'11 (3.40m x 3.63m)

Double glazed window, radiator, laminate flooring.



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DOWNSTAIRS WC

Low level wc, wash hand basin.



KITCHEN

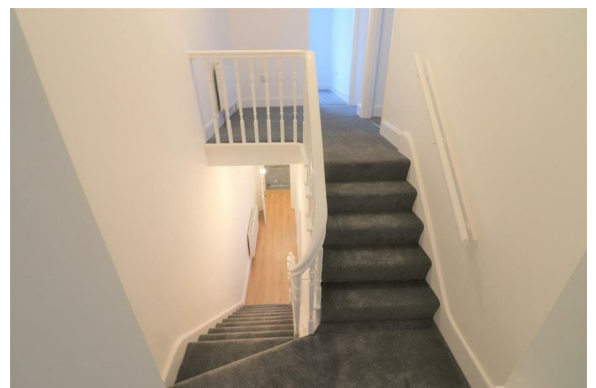
With a range of wall and base units with work surfaces, double glazed window, plumbed for washing machine, ceramic sink with drainer and mixer tap, double glazed door.



FIRST FLOOR

LANDING

Spacious landing with newly fitted carpet.



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MASTER BEDROOM

12'11 x 9'6 (3.94m x 2.90m)

Double glazed window, radiator, fitted carpet.



BEDROOM TWO

10' x 11'10 (3.05m x 3.61m)

Double glazed window, radiator, fitted carpet flooring.



BEDROOM THREE

7' x 9'4 (2.13m x 2.84m)

Double glazed window, radiator, fitted carpet flooring.



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BATHROOM

Modern bathroom with a panelled bath, low level wc, pedestal wash hand basin, tiled splash back, two double glazed windows.



EXTERNALLY

REAR

Garden to the rear which is mature with shrubs and borders, outhouses which are great for storage.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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STANDARD INFORMATION ASHINGTON

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker MAY 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 10 High Street

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6409A

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		



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